

APPROVED
MINUTES OF THE SPECIAL MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY

Wednesday, July 18, 2007

2-A

The meeting convened at 7:10 p.m. with Chair Johnson presiding.

1. ROLL CALL

Present: Chair Beverly Johnson
Boardmember Marie Gilmore
Boardmember Doug deHaan
Boardmember Frank Matarrese
Vice Chair Lena Tam

2. CONSENT CALENDAR

2-A. Approve the minutes of the Regular Meeting of June 6, 2007.

2-B. Review and Approve Subleases for Antiques by the Bay at Alameda Point.

Approval of the Consent Calendar was motioned by Member deHaan, seconded by Member Gilmore and passed by the following voice votes: 5 ayes, 0 noes, 0 abstentions.

3. REGULAR AGENDA ITEMS

3-A. Alameda Point Environmental Remediation Update: Installation Restoration Site 1.

Debbie Potter, Base Reuse and Community Development Manager, gave an update on the IR Site 1 project. On May 8, ARRA directed staff to send a comment letter to the Navy regarding their proposed plan for the clean-up. At the next RAB meeting, Member Matarrese, as the ARRA liaison, determined that it was appropriate for ARRA to work directly with EPA, and that the EPA reconsider its oversight and participation with the Navy's process for recommending cleanup. Staff sent a letter to EPA requesting that more data analysis was needed before the Navy determines a clean-up recommendation. Navy agreed to do additional trenching as recommended by ARRA and confirmed that they will also be undertaking a data gap analysis. The update was for information only and no action from the Board was required.

3-B. Authorize PM Realty Group to Enter into a Contract with Clyde G Steagall, Inc. for Construction Management Services for Pier 2 Electrical Upgrades at Alameda Point with a Total Project Cost Not to exceed \$1,719,000.

Leslie Little, Development Services Director, gave an overview of the Pier 2 upgrade project, stating that in April of 2006, the ARRA approved a new 20-year lease with MARAD. Under that lease agreement, ARRA is obligated to make repairs on the piers, specifically electrical upgrades for the piers.

Member deHaan expressed concern that the project cost is significantly higher (almost doubled) than the original estimate of \$900,000 - \$1M. Nanette Banks explained that the original cost estimate was based on the Pier 3 repair estimate of 1999. With Pier 2 in worse condition, and the

design for the electrical upgrade more complex, the cost increased. She also explained that the fund balance in 20-year spreadsheet is sufficient to pay for this project.

Member Matarrese was concerned about the maintenance that is being deferred to pay for this, as mentioned in the staff report. Ms. Banks and Ms. Little confirmed that maintenance is NOT being deferred at all, that they established a “reserve” budget for maintenance issues in the event funds were needed, but there is no “maintenance schedule” and that \$100,000 for pier maintenance was not used over a two-year period.

Member Matarrese stated that MARAD’s resources are greater than ours. Chair Johnson suggested that staff have a conversation with MARAD about subsidizing this project so that ARRA isn’t the sole bearer of the cost. Staff agreed to bring this item back to the Board at its next meeting.

3-C. Approve a Contract with Universal Protection Service in an Amount Not to Exceed \$200,000 for Private Security Service at Alameda Point.

Leslie Little discussed the challenges in securing the buildings and preserving the historical aspects of Alameda Point. The ARRA has an obligation under the LIFOC to manage these assets and protect and preserve buildings so that they can be turned over to a new use. Even with the current mechanisms (new motion sensors, PM Realty staff patrol, etc.) in place to secure the buildings, break-ins, theft, and vandalism still occur. APD has recommended we increase security patrol, and they have committed to help train and position the private security.

Chair Johnson brought up the question whether this cost is reimbursable by the master developer. Ms. Little said that we have not yet had this conversation with the master developer. She explained that the transfer of the buildings will happen in phases, and when they are transferred, the responsibilities will also transfer. The ultimate resolution for the ARRA regarding this issue is the quick transfer of the property, as deterioration occurs exponentially as time passes.

Member deHaan motioned to approve the contract, seconded by Member Gilmore and passed by the following voice votes: 5 ayes, 0 noes, 0 abstentions.

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, Restoration Advisory Board (RAB) representative.

The RAB did not meet officially last month, but there was a meeting of members without the Navy on July 5th. At this meeting, members reiterated concerns of major sites: Site 1 and 2. Other areas of concern were the Coast Guard Housing site where there has been some remediation, some plumes north of Bayport; and the site east of Seaplane Lagoon, (Bldg. 360). These issues will be brought back to the full RAB meeting with the EPA and Navy representatives at the next meeting the first week of August.

5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

There were no speaker slips.

6. COMMUNICATIONS FROM THE GOVERNING BODY

None.

7. ADJOURNMENT

Meeting was adjourned at 7:52 by Chair Johnson.

Respectfully submitted,

Irma Glidden
ARRA Secretary